

Service and Maintenance of Residential Mission Alarms

A. INTRODUCTION

At the present time there are 150 Mission Pool residences, including the CMR and Warehouse that rely on the central security system INTEGRA-24. (The CMR and the DCM residence also have smoke detectors that are a part of the system). The system is monitored at Main CAC by the local guards and in case of alarm serviced immediately by RSO Mobile Patrol.

In the last two years the RSO has not purchased or paid for installation of alarms and has requested that landlords be responsible for purchasing the alarm and paying for the cost of installation. Still over 130 alarms are Embassy owned and are frequently re-installed at new residences.

Initially the cost of servicing the apartments, when the alarm was brand new, was low, but with each year the system requires fine tuning and occasionally new parts. As a result this a request for service and maintenance of 150 Mission Pool alarms.

Please note that the service and maintenance of INTEGRA is twofold. The monitoring service at MAIN CAC is done by one crew and the residences by another. The first part refers to the servicing of the alarm monitor located at MAIN CAC.

The MAIN CAC service requires diligent and accurate input of addresses and location of magnetic sensors in the apartments and coordination with the crew when installing the alarms. The servicing of the monitor system is frequent but low maintenance and hardly any need for parts. There is a small yearly service contract for servicing the monitors and it is regularly renewed.

The second part of service, that of residences, requires a lot of man hours and constant replacement of needed parts. Following an analysis of the work down with alarms the last few years it has been determined that approximately 20-25 alarms are reviewed monthly and when servicing is completed the process begins anew. In other words, besides installing alarms in new residences, which is time consuming, servicing all the alarms is a daily matter. To insure the servicing is effective additional replacement parts are needed. The needed alarm parts are part of the proposed service contract..

B.SCOPE OF WORK

Description of Service and Maintenance

The character and scope of the work are set forth in the contract. The Contractor shall service the existing 150 residential alarms and any possible new additions to the Mission Pool.

The Contractor shall furnish and install all materials required by the contract, if it is not specifically mentioned by the Contract.

The Contractor is required to provide supervision, labor and tools for execution, if it is not specifically mentioned in the Contract.

The Servicing should be done at a TIME CONVENIENT FOR THE EMBASSY.

General Requirements and Services

- a. The 150 residences occupy a vast territory, requiring quick modes of transportation to arrive quickly and in timely fashion to correct problems. The contractor is responsible for transportation costs and quick response.**
- b. The dwellings/apartments or homes might be occupied during servicing. The contractor shall insure minimal disruption and inconvenience.**
- c. The contractor shall coordinate all aspects of servicing with the COR who shall serve as primary point of contact to the embassy. The contractor shall take directives from either the Contracting officer or COR only.**
- d. Inspection of the work shall be by COR or RSO.**
- e. The contractor shall remove all waste materials and debris from the property routinely as directed by COR. No unsightly or unsafe accumulation shall be permitted on site.**
- f. Service and maintenance shall be on Monday through Friday from 0800 to 1800 excluding Ukrainian holidays. No other working hours shall be allowed without approval of the COR**

Description of Replacement Parts

The service and maintenance consists of the following parts as described below:

The INTEGRA-24 alarm systems works with KYIVSTAR SIM cards. The Contractor should have them available and pay the subscription fee for each (150 quantity) card. If the Mission Pool numbers increase he should be able to cover the costs. (The number of might increase to a maximum of ten(10 more)).

INTEGRA-24 parts

- 1,490 (quantity) replacement batteries----- CR123A**
- 2 (quantity) replacement chargers-----12V 17 A/r**
- 2 (quantity) replacement chargers-----12V 7 A/r**
- 3 (quantity) replacement central security systems--INTEGRA 24**
- 8 (quantity) replacement contacts for GPS and GSM-----Lun 9**
- 45 (quantity) replacement panic remotes-----RR2-2T**
- 30 (quantity) replacement magnetic sensors-----MK AMD-101**